



Q2 2026

Ocean County Market Report

COMPASS

Ocean County Overview

Year-To-Date Sales

38

18.8% Year-To-Date
116.7% Quarter-Over-Quarter

Year-To-Date Contracts

42

10.5% Year-To-Date
123.1% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$3.0M

28.4% Year-To-Date
-27.5% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$252K

-8.9% Year-To-Date
-12.9% Quarter-Over-Quarter

Average Days On Market

56

-17.6% Year-To-Date
-56.7% Quarter-Over-Quarter

Active Listings

52

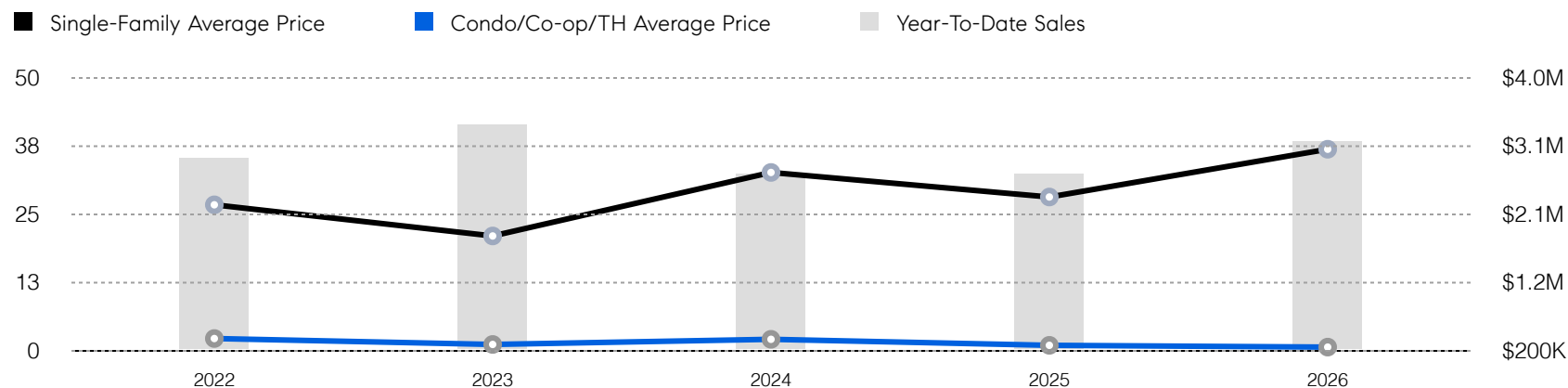
6.1% Year-Over-Year
2.0% Quarter-Over-Quarter



Ocean County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	34	36	5.9%	26	26	0.0%
	ACTIVE LISTINGS	46	46	0.0%	46	46	0.0%
	# OF SALES	27	33	22.2%	19	23	21.1%
	SALES VOLUME	\$63,247,183	\$99,252,101	56.9%	\$48,262,183	\$62,053,201	28.6%
	MEDIAN PRICE	\$1,451,000	\$1,655,000	14.1%	\$1,800,000	\$1,400,000	-22.2%
	AVERAGE PRICE	\$2,342,488	\$3,007,639	28.4%	\$2,540,115	\$2,697,965	6.2%
	AVERAGE DOM	77	51	-33.8%	115	59	-48.7%
	% OF ASKING PRICE	96.1%	97.0%	1.0%	96.5%	96.9%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	4	3	-25.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	5	5	0.0%	3	3	0.0%
	SALES VOLUME	\$1,386,000	\$1,262,400	-8.9%	\$941,000	\$715,000	-24.0%
	MEDIAN PRICE	\$276,000	\$240,000	-13.0%	\$276,000	\$240,000	-13.0%
	AVERAGE PRICE	\$277,200	\$252,480	-8.9%	\$313,667	\$238,333	-24.0%
	AVERAGE DOM	52	47	-9.6%	32	12	-62.5%
	% OF ASKING PRICE	94.2%	97.6%	3.4%	92.4%	98.6%	6.2%

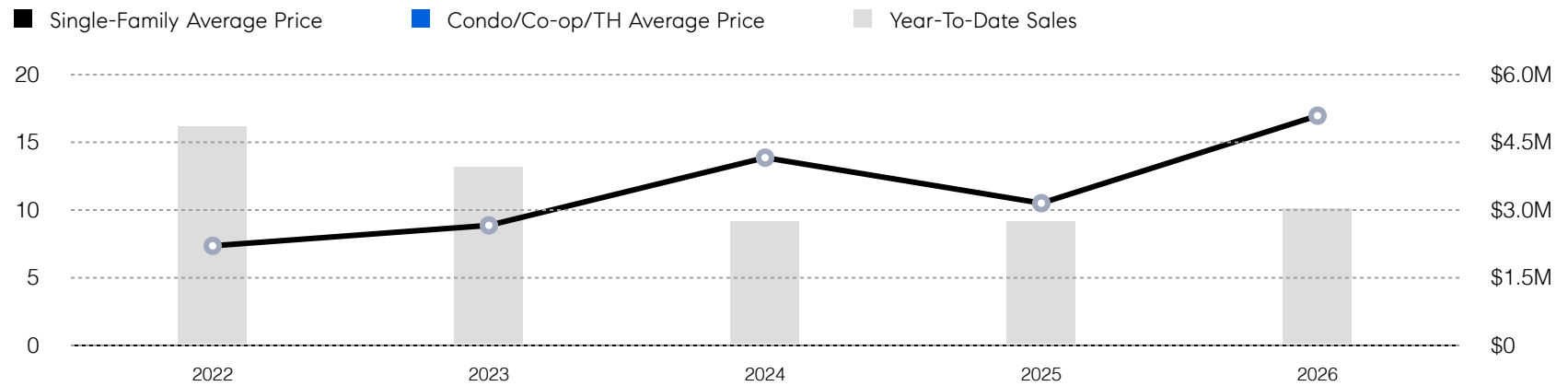
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	14	9	-35.7%	11	6	-45.5%
	ACTIVE LISTINGS	12	7	-41.7%	12	7	-41.7%
	# OF SALES	9	10	11.1%	8	7	-12.5%
	SALES VOLUME	\$28,367,283	\$50,903,301	79.4%	\$26,377,283	\$35,494,301	34.6%
	MEDIAN PRICE	\$2,350,000	\$3,499,250	48.9%	\$2,425,000	\$3,098,500	27.8%
	AVERAGE PRICE	\$3,151,920	\$5,090,330	61.5%	\$3,297,160	\$5,070,614	53.8%
	AVERAGE DOM	0	0	-	0	0	-
	% OF ASKING PRICE	97.1%	99.0%	1.9%	98.3%	101.1%	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

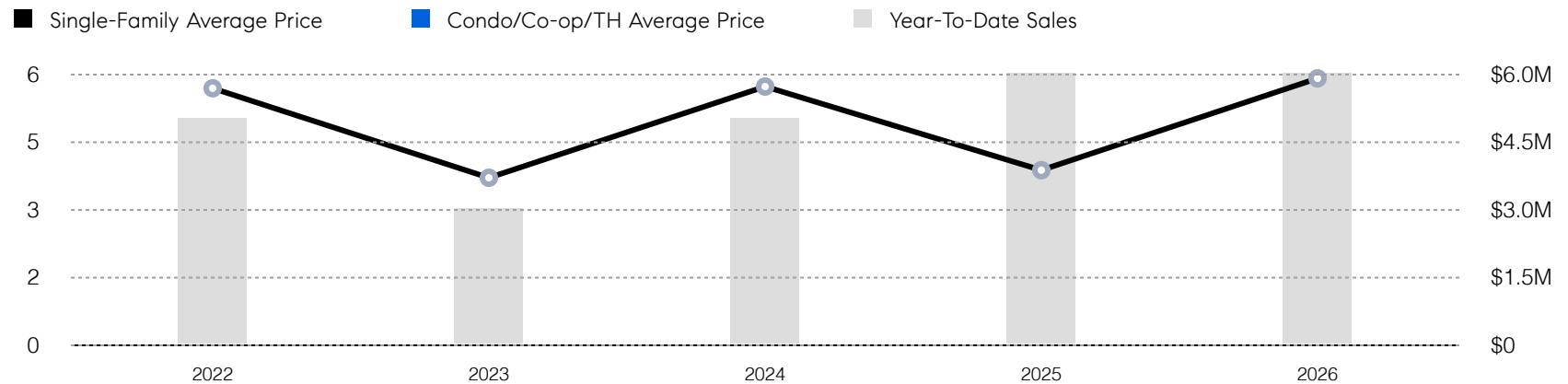
Historic Sales Trends



Mantoloking

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%	5	4	-20.0%
	ACTIVE LISTINGS	13	15	15.4%	13	15	15.4%
	# OF SALES	6	6	0.0%	5	3	-40.0%
	SALES VOLUME	\$23,290,000	\$35,500,000	52.4%	\$18,190,000	\$16,150,000	-11.2%
	MEDIAN PRICE	\$3,295,000	\$5,750,000	74.5%	\$3,295,000	\$3,600,000	9.3%
	AVERAGE PRICE	\$3,881,667	\$5,916,667	52.4%	\$3,638,000	\$5,383,333	48.0%
	AVERAGE DOM	332	0	-	332	0	-
	% OF ASKING PRICE	93.7%	92.6%	-1.1%	93.6%	88.4%	-5.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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